



## Second quarter 2004: development activity shows continued growth in Clark County

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The following report is produced quarterly by the Clark County Community Development Department and covers development activity in the unincorporated area of Clark County.

**Construction Valuations** (the value of the actual construction the permit is for). Construction valuations grew dramatically in the second quarter of 2004, increasing 74 percent over the first quarter. Construction valuations also increased 45 percent from the second quarter of 2003 to the second quarter of 2004, rising from \$118.6 million to \$172.2 million. In addition, the second quarter of 2004 set a 25-year construction record (since records started being kept in 1980). The construction mix was 51 percent "residential," 46 percent "commercial," and three percent "other." This very close mix indicates an unusual shift away from a market where residential construction has traditionally dominated with 75-82 percent of the construction activity. But it is too early to call it a trend.

**Single Family Dwelling Permits.** The second quarter was up by 60 percent over the first quarter of 2004 in total building permits for new single family dwellings. An unusually low level of activity in the first quarter was due to inclement weather. The implementation of the new International Building Code in July also resulted in more activity before it was implemented. The second quarter of 2004 saw a slight decrease (5 percent) when compared to the second quarter of 2003. Residential development has been at about the same level since the late 1990s when the county adopted its first comprehensive plan as required by the state's Growth Management Act.

**Land Division Lots.** The number of building lots being created shot up dramatically in the second quarter. Through the subdivision and short plat process, 566 building lots were created. That is up from 305 lots in first quarter of 2004 and up from 180 lots compared to second quarter 2003.

2nd Quarter of 2004 Development Activity*			
Year	Single Family Dwelling Permits	Construction Valuation (mil.)	Lots Created Land Division
2004	(-5%) 592	(+45%) \$172.3	(+214) 566
2003	625	118.6	180
2002	611	113.1	98
2001	697	103.3	145
2000	506	74.0	274
1999	577	89.3	256
1998	628	100.1	143
1997	623	61.3	298
1996	834	88.6	603
1995	697	71.0	161
1994	960	113.8	500
1 <sup>st</sup> QTR	369	99.2	450

\* 1994 is used because that was the year the county's comprehensive plan was adopted.

In the second quarter of 2004 **development applications** came in for the following:

- R. Jones Industrial Park - seven buildings totaling 75,000 square feet on 11 acres.
- Covington Middle School - a replacement on 21.45 acres.
- Felida Elementary School - on 29.35 acres.
- Merritt's Hideaway Subdivision - 145 residential lots on 34.27 acres.

In the second quarter of 2004 **building permits** were issued for the following:

- Clark County Fairgrounds - 112,000 square feet.
- McStevens Building - 27,160 square foot warehouse and 8,640 square foot office space to be used for general industrial and manufacturing.
- Legacy Salmon Creek Hospital medical office building - 98,233 square feet of tenant space
- Minnehaha Industrial Park - five buildings ranging in size from 6,062 to 13,068 square feet.
- MCI Distribution Center - a tenant improvement located on NE 88<sup>th</sup> Street that will include a 22,000 square foot warehouse and 4,000 square feet of office space.

Not counted in this quarterly report are several major projects already approved, but still under construction:

- Legacy Salmon Creek Hospital Phase 1 - \$220 million, 220 beds.
- Hazel Dell Towne Center - \$40 million, 18 buildings ranging from 7,047 to 124,000 square feet.
- Costco Wholesale - \$4 million, 150,000 square feet.

(Note: the information in the following tables is now available on the department's Internet **Data Library**. The library contains data and analysis that can help you understand growth trends in the county. You can check it out at <http://www.clark.wa.gov/commdev/datalibrary.html>.



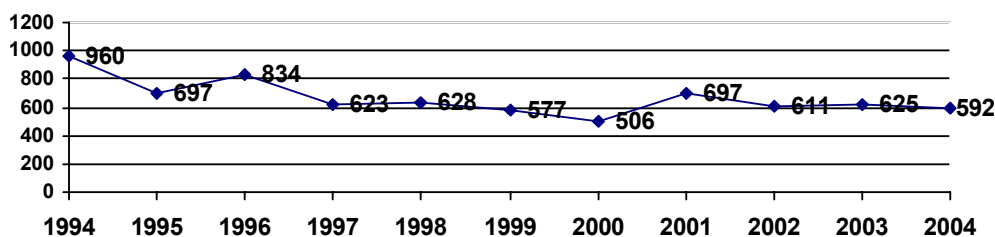
### Quick Clicks

- Comprehensive Plan Update
- Data Library
- Team Focus
- Department Calendar

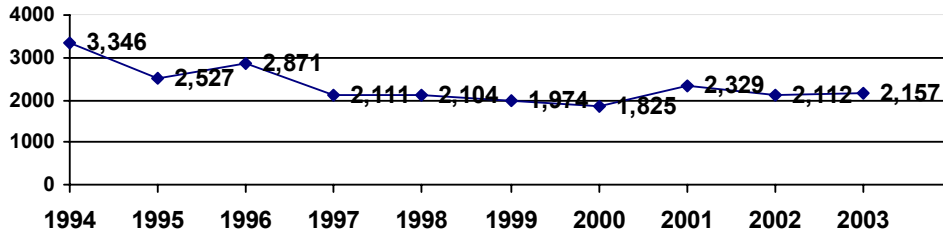
### Divisions

- Animal Control
- Building Division
- Code Enforcement
- Permit Center
- Development Services
- Engineering Services
- Fire Marshal's Office
- Long Range Planning

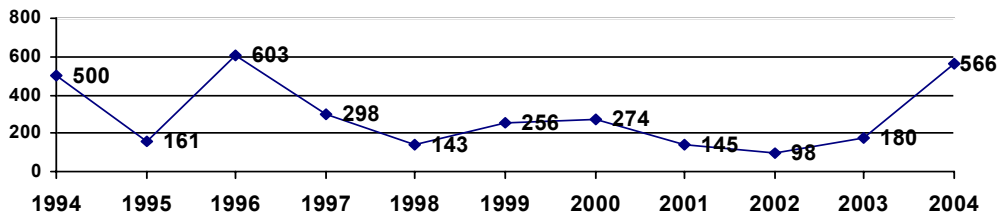
2nd Quarter SFD Building Permits



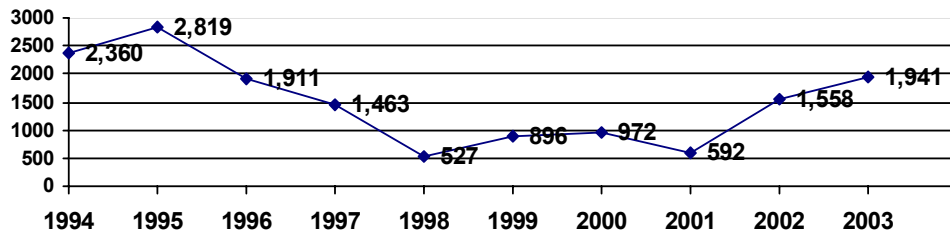
Historical Annual SFD Building Permits



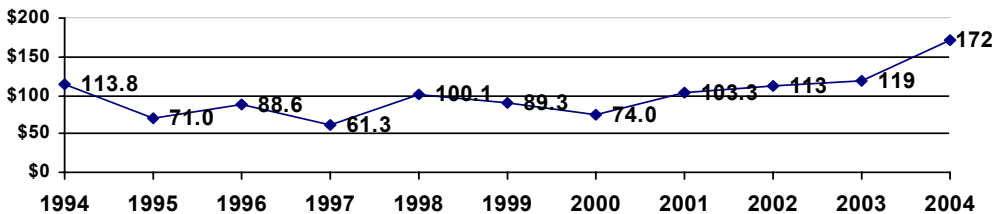
2nd Quarter Lots Created



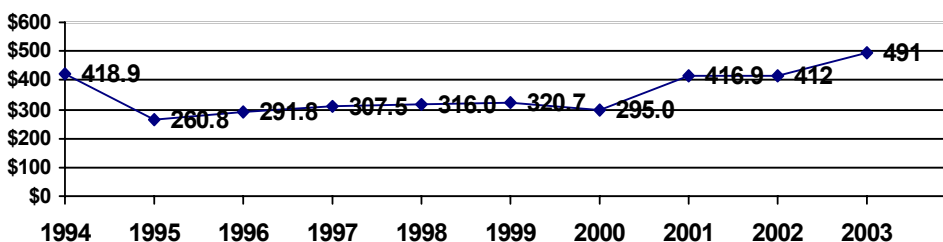
Historical Annual Lots Created



2nd Quarter Construction Valuations (millions)



Historical Annual Construction Valuations (millions)



## What's On TV Tonight?

There is a lot on CVTV (channel 23) about Community Development. For example, you can watch the animal control, land use, and code enforcement hearings, as well as the county's Planning Commission. To see the complete schedule click here: [www.cvtv.org](http://www.cvtv.org) \*

## Expanding our audience

Do you know others who would benefit from this information? Any list serves that would be appropriate for us to post this on? On the other hand, if you would like to be taken off our e-mailing list, just let us know. Contact Désirée at [desiree.demoneye@clark.wa.gov](mailto:desiree.demoneye@clark.wa.gov) \*

